



SAMUEL WOOD

26 Langholm Green, Madeley, Telford, Shropshire, TF7 5RN

Asking Price £325,000



26 Langholm Green

Madeley, Telford, Shropshire, TF7 5RN



- Three Bedroom Link-Detached Home
- Open-Plan Lounge and Dining
- Conservatory Overlooks Delightful Garden
- Bright, Spacious Bedrooms
- Double Garage and Two Car Driveway
- Fully Renovated - Inside and Out
- Modern, Well Equipped Kitchen
- Stylish Refitted Shower Room
- Landscaped Front and Rear Gardens
- EPC Rating D

26 Langholm Green is a beautifully presented three-bedroom link-detached home, connected on both sides, offering a stylish and thoughtfully renovated interior and exterior. Located in the historic market town of Madeley, close to the world-famous Ironbridge, this charming property combines modern living with a rich local heritage. Ideal for families or professionals, it provides comfortable, well-designed spaces in a desirable and convenient location.

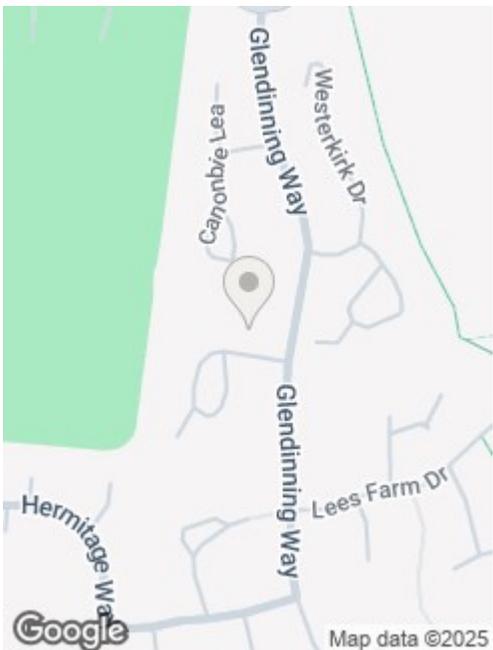
The ground floor welcomes you through a bright porch that leads into a spacious living and dining area. While open plan in feel, a partial dividing wall adds subtle separation between the two zones, providing both flow and function. The kitchen is modern and well appointed, offering plenty of workspace and storage. A convenient WC adds practicality to the layout, and at the rear, a charming conservatory provides a relaxing space that overlooks the garden, ideal for year round enjoyment.

Upstairs, the property features three generously sized bedrooms, each offering ample natural light and versatility for families or those working from home. The standout feature on this floor is the recently installed, high-specification shower room, which has been tastefully finished to a modern standard by the current owner. Attention to detail and a cohesive design style carry throughout the first floor, contributing to a comfortable and stylish living environment.

Externally, 26 Langholm Green boasts meticulously landscaped gardens to both the front and rear, providing attractive and low-maintenance outdoor spaces ideal for entertaining or relaxing. The property also benefits from a two car driveway, offering off road parking directly outside the home. A brand-new roof adds peace of mind for prospective buyers, completing a home that has been renovated to a high standard both inside and out. This is a move-in-ready property in a desirable location, perfect for those seeking comfort, quality, and curb appeal.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Recently installed gas boiler, new roof, carpets and flooring.

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG
 Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk